

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
FEBRUARY 6, 2008 AT 4:00 P.M.
MEETING HALL, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Dave Fisher (President), John Hatter, Brian Haza, Roger Lang, Steve Ruble, Tom King, Ann DeVore, Dennis Crider, Tom Wetherald and Tom Finke (County Liaison).

Members Absent: Rachel Quisenberry and Dave Bonnell.

Staff Present: Jeff Bergman, Heather Pope, Sondra Bohn, Emilie Pannell, Rae-Leigh Stark and Alan Whitted (Deputy City Attorney).

CONSENT AGENDA

Minutes of the January 2, 2008 meeting.

Motion: Mr. King made a motion to approve the minutes with a correction of a name. Mr. Lang seconded the motion and it carried unanimously by voice vote.

OLD BUSINESS REQUIRING COMMISSION ACTION

RZ-07-11: Scott M. Ellegood / Werner-Hutchins – a request by Scott M. Ellegood to rezone 16 properties totaling 1.94 acres from B-1 (Neighborhood Business) and B-2 (Community Business) to R-7 (Multi Family Residential). The properties are located on the south side of 10th Street from Werner Street to the alley east of Hutchins Avenue in the City of Columbus.

Mr. Fisher stated they had received a request for a continuance to the March 2008 meeting.

Motion: Ms. DeVore made a motion to approve the continuance to the March 2008 meeting. Mr. Haza seconded the motion and it carried with a vote of 9-0.

Mr. Fisher indicated to the applicant that the Plan Commission expected to hear this case at the March meeting and that further continuance would not be granted.

RZ-07-12: Scott M. Ellegood / Terrace Lake Road – a request by Scott M. Ellegood to rezone a property of 23.98 acres from R-3 (Single Family Residential) to R-7 (Multi Family Residential). The property is located on the west side of Terrace Lake Road 1600 feet south of Carr Hill Road in the City of Columbus.

Mr. Fisher read a letter from E.R. Gray & Associates asking to withdraw this request without prejudice.

Motion: Mr. Haza made a motion to approve the withdrawal of this request without prejudice. Mr.

Wetherald seconded the motion and it carried with a vote of 9-0.

SU-07-24: Southwestern Bartholomew Water Corporation – a request by Southwestern Bartholomew Water Corporation to rezone a property of 0.62 acres from AG (Agriculture) to SU-13 (Utilities Installations). The property is located on the southeast corner of County Roads 550 West and 300 South in Harrison Township

Ms. Pope presented the staff information on this request.

Mr. Mark Isaacs from Independent Land Surveying and Allen Ross a representative from Southwestern Water represented the petitioner.

Mr. Isaacs stated the building would be brick faced with a shingled roof. He stated that the driveway between the existing edges of the pavement of County Road 550 West back to the right of way line would be paved with asphalt. Mr. Isaacs stated the petitioner had reservations about the landscaping along the frontage of County Road 550 West. He stated that Mr. Ross had concerns about security and the obstruction of the building from the outside view if tall trees were installed.

Mr. Lang asked what the plans were for the north part of the property. Mr. Isaacs stated it would be green space. Mr. Lang asked if the landscape buffer could consist of a lower growing shrub that allows the building to be viewed from the outside. Mr. Lang asked if the Type B buffer specified the growing height. Ms. Pope stated that two heights of landscaping could be placed at the site in a manner that would provide the security that is needed.

Mr. Bergman stated what they have shown on the north and east sides do comply with the Type B buffer. He stated they could install a Type B buffer on the west side by installing the landscaping in a number of different ways with some flexibility and still provide the security view that would be required for the site. Mr. Isaacs stated that on the south line the landscaping is greater than a Type B buffer due to the residents to the south.

Mr. Bergman stated that the applicant had submitted a plat to create this site property and that was submitted to the Plat Committee for approval. He stated the rezoning is not effective until the plat creating the block for the facility is recorded.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Mr. Bergman stated that if lighting will be provided at this site, it would need to be shown on the site plan, along with any shielding on the light so that it will not spill over onto the neighboring property owners.

Mr. Bergman stated that staff would recommend sending a favorable recommendation to the City Council with a Type B buffer be installed along the west property line. The stone driveway is replaced with asphalt. Any lightning plan shall be shown on the site plan and it shall be

directional in nature so as not to cast light on the residential property. He stated that staff did not recommend a sidewalk at this location.

Motion: Mr. Lang made a motion to send a favorable recommendation to the City Council with the following conditions: (1) Landscaping and/or fencing providing a Type B buffer shall be provided along the west side of the facility, adjacent to County Road 550 West. An area that is a minimum of 5 feet in width between the fencing and the County Road 550 West right-of-way should be provided for this buffer, (2) The rezoning is not effective until the plat creating the block for the facility is recorded, (3) The portion of the stone drive located in the County Road 550 West right-of-way shall be paved, and (4) Exterior lighting detail shall be provided, with any lighting directed and shielded to not cast light on adjoining property. Mr. Haza seconded the motion and it carried with a vote of 9-0.

RZ-07-14: Louis Brown – a request by Louis Brown to rezone a property of 4.72 acres from I-2 (Medium Industrial) and R-2 (Single Family Residential) to B-4 (Highway Commercial). The property is located at the west side of Indianapolis Road approximately 1100 feet north of Lowell Road in the City of Columbus.

Ms. Emillie Pannell presented the staff information on this request.

Mr. Mark Isaacs with Independent Land Surveying and Louis Brown represented the petitioner.

Mr. Brown stated that he had made many improvements in the area after purchasing the property and wanted the neighbors to be satisfied with the rezoning of this property.

Mr. Isaacs stated that Mr. Brown has plans to operate a modular home sales on the property. He stated there would be an office and some spec homes located in the site.

Mr. Fisher opened the meeting to the public.

Mr. Norman Handt expressed concerns regarding any more commercial development in the area. He expressed concerns about the value of his property decreasing. Mr. Handt stated that Mr. Brown had agreed to install some sort of a buffer along County Road 150 West and that was never done.

Mr. Tim Gwin stated that the former location of Mr. Brown's mobile home site was a concern because it was always in a state of disrepair. He also asked a buffer to be installed between his of his property and Mr. Brown's property.

Ms. Rachel Gonzalez expressed concern regarding the trailers and the tall grass that existed at the former location of Mr. Brown's modular sales. She stated she was against the request.

Mr. Jess Allen stated a fence should have been installed at the site where the car lot is located. He stated he was not in favor of the rezoning.

Mr. Albert Bozell asked if there had been dirt unloaded at this site to be used as fill.

Mr. Gene Tyree asked whom the rezoning would help.

Mr. David Petro asked why the buffer was not present now at the previous location where the

modulars were sold. He state at one time Mr. Brown had installed two-foot bushes approximately eight feet apart and now they are no longer there. Mr. Petro stated there is a car lot presently located at this site. He stated that since the car lot has been there, many trucks have come down County Road 150 West hauling cars and the road is so narrow that they cannot pass without one car pulling over to the side.

Ms. Gonzalez expressed concern about the safety of children with the heavy traffic at the car lot.

Mr. Bozell stated this was an older addition that has existed for a long time. He expressed concern about this commercial zoning in the middle of a residential area.

Mr. Fisher closed the public hearing.

Mr. Fisher asked Mr. Ruble if there were any improvements planned in the future for County Road 150 West.

Mr. Ruble stated that there was nothing in the capital improvement plans for County Road 150 West.

Mr. Fisher asked the petitioner about the buffer or a living fence that should have been required.

Mr. Bergman stated he would need to do some research to see if this was required to be installed by the City when the past development occurred. He stated that would make a difference in the enforcement from the City's point of view.

Mr. Fisher asked the difference between the zoning requested and what the property is presently zoned.

Mr. Bergman stated that the R-2 is for residential use only. He stated that the I-2 zoning would allow a wide variety of manufacturing uses, including bakery, food processing; manufacturing and assembly of glass, plastic and rubber products; machine welding, tool and die shops; manufacture of jewelry, leather or cloth products, medical and cosmetic products; manufacturing of marine, office, household appliances, furniture, air conditioning and refrigeration equipment; canning and bottle operations.

Ms. DeVore asked if most of the residents located north were in the I-2 zoning. Mr. Bergman stated yes.

Mr. Ruble asked what was shown in the Comprehensive Plan for development in the area zoned R-2; south of the site and north off Lowell Road.

Mr. Bergman stated that the area abounded by Lowell Road to the south and up to where Indianapolis Road meets US 31 is designated for commercial use.

Mr. Wetherald stated that if the property is rezoned it would be permanent; regardless of the number of years Mr. Brown operates at this site.

Mr. Bergman stated the zoning ordinance does require between B-4 and R-2 a Type A buffer, which would be a 100% opaque fencing or landscaping combination at that location. This would be required if this was rezoned.

Mr. Bergman stated there has been much discussion of what would be placed at this site if the rezoning were approved. Mr. Bergman stated the question is how the Comprehensive Plan views this property. He stated the Comprehensive Plan intentions of further development of the City of Columbus. Mr. Bergman stated the Comprehensive Plan supports all of this area being a preferred location for commercial development, including all the area that is residential now. Mr. Bergman stated that staff would recommend sending a favorable recommendation to the City Council

Motion: Mr. Ruble made a motion to send a favorable recommendation to the City Council. This motion died from lack of a second.

Motion: Mr. Lang made a motion to deny this request and sends an unfavorable recommendation to the City Council. Ms. DeVore seconded the motion and it failed with a vote of 5-4 with the nay votes being Mr. Ruble, Mr. Fisher, Mr. Haza and Mr. Crider. This request will automatically be continued to the March 2008 meeting.

RZ-07-16: Skaggs Builders – a request by Skaggs Builders to rezone a property of 2.46 acres from R-1 (Single Family Residential) to R-6 (Multi Family Residential). The property is located at 5860 U.S. 31 in German Township.

Mr. Bergman presented the staff information on this request.

Mr. Andrew Skaggs and John Mains with Skaggs Builders represented the petitioner.

Mr. Skaggs stated the property was purchased for protection of the people of Woodland Parks. He stated at the previous Plan Commission meeting there were concerns about the access off US 31 into the site. Mr. Skaggs stated they had a new concept drawing completed that shows access to the property shall be gained via an interior street coming in from Woodland Parks to the new site. He stated the six duplexes would be masonry and have attached garages.

Mr. Ruble asked if the existing building at the site would be removed. Mr. Skaggs stated yes.

Mr. Bergman stated that the property is located on the edge of the City limits and is not eligible for annexation. He stated the right of way for US 31 would have to be annexed and would provide some continuity with the existing city limits. He stated that staff has been in contact with the railroad and there is a verbal consent for their property next to US 31 to be annexed also and that would provide greater continuity for the annexation of the property. Mr. Fisher asked if Woodland Parks could be annexed. Mr. Bergman stated that it is very difficult to annex property that already has been developed. He stated he is not aware of any discussions of annexing Woodland Parks. Mr. Skaggs stated they would be willing to annex the 2 ½ acres if this was approved. Mr. Skaggs stated they would wait whatever time it would take for the annexation.

Mr. Skaggs stated they agreed with all staff comments.

Mr. Crider asked if there would be a problem, serving this parcel off an access easement that was not located in the City. Mr. Bergman stated no.

Mr. Fisher opened the meeting to the public.

Mr. Charles Zink stated he opposed the rezoning and did not want to have a street behind his property.

Ms. Elizabeth Myers stated the covenants of Woodland Parks states that the common area that has been proposed for the street is designed for the common benefit and the enjoyment of all the members. She stated she opposed the location of the street directly behind her home and the traffic it would generate.

Ms. Rosalie Tarnow stated that the traffic for this new street would be near her home and would have a negative effect on the quality of her life.

Mr. Fisher read a letter into the record from Marjorie Hall asking how the home located at the site would be demolished.

Mr. Fisher read an e-mail into the record from Carl Workman. He expressed concerns regarding the design of this road that will negatively affect the property values and the increased traffic in the area. He also expressed concern about the noise level at all times.

Mr. Fisher closed the public hearing.

Mr. Lang asked if a covenant does exist would the City enforce it. Mr. Whitted stated no.

Mr. Bergman stated the property is adjacent to the City, but there are limits on the annexation. He stated the access point that was an option on US 31 has a number of challenges. Mr. Bergman stated that if the Plan Commission decides that this type of use is appropriate on this parcel and the time for the use to be implemented is in the relative near term, this plan does address those two issues of access and annexation.

Mr. Bergman stated that if it the intent of the Plan Commission to see this property developed now staff would recommend sending a favorable recommendation to the City Council with conditions that are listed in the staff report.

Motion: Mr. Fisher made a motion to deny this request and send an unfavorable recommendation to the City Council. Mr. Wetherald seconded the motion and it carried with a vote of 8-1 with Mr. Ruble being the nay vote.

PUDF-07-09: Columbus Residence Inn – a request by Breeden Investment Group for approval of a final PUD for a property located on the northwest corner of Pine Ridge Drive and Jaimee Lane in the Westwood PUD, in the City of Columbus.

Emilie Pannell presented the staff information on this request.

Mr. Bill Kimbley a partner with Kimbley and Proctor in Indianapolis and Bob Jobes with Dunn Hospitality Group from Evansville, Indiana represented the petitioners.

Mr. Jobes gave a brief history of Dunn Hospitality. He stated they have been in the lodging business for thirty years and have developed hotels over a number of states. Mr. Jobes stated that the existing Courtyard by Marriott was developed by his firm in 1998 and was sold in 2004. Mr. Jobes stated that they had done a feasibility study and there was an absence of extended stay hotel rooms in the Columbus area.

Mr. Kimbley stated they have addressed the items of concern from last month's meeting. He stated they have developed the final elevations and those copies were included in the packets. He also presented a large blow up of those elevations and the types of material that are to be used in construction of the hotel.

Mr. Kimbley stated that they do not agree with installing sidewalks at this site on State Road 46 West. He stated it was his opinion that it was not safe and there was no room to install a sidewalk at this site. Mr. Kimbley stated that there is a plan shown for the Residence Inn that includes an existing sidewalk south along Jaimee Lane and then on other one that extends west along the south side of Lot 5. He stated they would anticipate that as development occurs pedestrian circulation through that entire development could be provided without forcing people out along State Road 46 West.

Mr. Kimbley stated that they have agreed to extend the sidewalks from the interior of the site to connect to the public sidewalks at the northeast corner at the intersection with Jaimee Lane and then south on the east side of the building and south on the west side of the building to the public sidewalk on Pine Ridge Drive. He stated they would agree to do this.

Mr. Fisher opened the meeting to the public.

Mr. Don Munger asked if there would be any traffic signal at this location. Mr. Kimberly stated they have not asked for one.

Mr. Fisher closed the meeting to the public.

Mr. Ruble stated that the Engineering Department would not recommend putting a sidewalk along State Road 46 West at this site.

Mr. Lang expressed concern about pedestrian safety crossing State Road 46 West to go to the shopping center.

Mr. Bergman asked if the design of the building was sufficient to represent the Front Door both on the interior street of Pinewood Drive and on State Road 46 West. He stated that if you look at other buildings present in this development, the design presented at this meeting is consistent with the color pallet and the materials used. Mr. Bergman stated it was helpful to have pictures of what the building would look like from State Road 46 West and as you approach Columbus from the west. Mr. Bergman stated that the reality of crossing State Road 46 West would be challenging for pedestrians.

Mr. Bergman stated that staff would recommend approval of this request subject to staff's comments being addressed and relief from installing sidewalks along State Road 46 West.

Motion: Ms. DeVore made a motion to approve this request with the following conditions:

(1) The proposed lot shall be platted, (2)The landscape points calculation on the Site Landscape Plan shall be corrected to exclude the lawn from the total landscape points, (3)The road classification of State Road 46 shall be corrected to say Primary Arterial rather than Expressway,

(4) The area of the proposed wall sign on the west side of the building must be clarified and shall meet the requirements of the Columbus Zoning Ordinance, (5) The interior sidewalks shall extend

to meet the public sidewalks along Pine Ridge Drive and Jaimee Lane and (6) The interior sidewalks shall be widened to include a 6 foot curb and sidewalk combination. Mr. Haza seconded the motion and it carried with a vote of 9-0.

NEW BUSINESS REQUIRING COMMISSION ACTION

MP-08-01: 2nd Replat of Block B1 Westwood – a request by Breeden Investment Group Inc to create 1 new lot totaling 2.71 acres. The property is located on the northwest corner of the intersection of Pine Ridge Drive and Jaimee Lane in the City of Columbus.

Ms. Pannell presented the staff information on this request.

Mr. Bill Kimbley a partner with Kimbley and Proctor in Indianapolis and Bob Jobes with Dunn Hospitality Group from Evansville, Indiana represented the petitioners.

Mr. Bergman stated that staff would recommend approval subject to the correction of all staff's technical comments being addressed and relief from installing a sidewalk along the State Road 46 West frontage.

Mr. Haza made a motion to approve the request subject to the correction of all outstanding comments being addressed which includes the following: (1) The Section labeling on both pages must be Section 28, (2) The adjacent recorded property information to the west of the site must read "Westwood" rather than "Westwood Subdivision," (3) The Block must be renamed to "Block B1-A" in the 8th paragraph of the Owner's Certificate, and (4) The word "Committee" should be changed to "Commission" in the Primary Approval Certificate. Ms. DeVore seconded the motion and it carried with a vote of 9-0.

SU-08-01: Verizon Wireless – a request by Verizon Wireless to rezone a property of 0.18 acres from SU-5 (Children's Homes and Child Care Institutions) to SU-11 (Public Buildings and Uses). The property is located at 131 South Cherry Street in the City of Columbus.

Rae-Leigh Stark presented the staff information on this request.

Mr. Cameron Clark with Verizon represented the petitioner.

Mr. Clark stated that the Youth Services Center was the only occupant of this three-acre tract of land at one time. He stated in 2000 the Emergency Operations Center was built. Mr. Clark stated they are requesting an area located to the east of this SU-11 zoning be taken from the SU-5 and made part of the SU-11 zoning to expand the size of the Emergency Operations Center.

Mr. Clark stated the purpose is to allow a new communications tower to be constructed. He stated they are proposing 190-foot tower. Verizon would build the tower and the current tower would stay operational until the new tower is built. He stated that after it is on line, the existing tower is decommissioned and Verizon will remove it. Mr. Clark stated the new tower will be donated to the County and Verizon will then become a tenant on the tower. Mr. Clark stated the County will have the ability to add another tenant if they chose to do so in the future. Mr. Clark stated that Verizon would be responsible for all the expense connected to construction of the new tower and removal of the old one. He stated they would be installing all new antennas for the Emergency Operations Center.

Mr. Clark stated they would be installing additional landscaping around the base of the compound in which the tower sits to provide future buffering and screening.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the public meeting.

Mr. Bergman stated that staff would recommend sending a favorable recommendation to the City Council for this rezoning subject to the conditions recommended by staff.

Motion: Mr. Haza made a motion to send a favorable recommendation to the City Council subject to the following conditions: (1) Add a title to sheet C-2 (Overall Site Plan), (2) There are 2 sheets with the number C-2. One of these needs to be renumbered, (3) Show the existing Central Dispatch building with a solid line, (4) Show the existing Central Dispatch building with a solid line. (5) Show the previously approved landscaping for the site, (6) Remove utility lines from sheet C-2 (Overall Site Plan), (7) Add a line to the site plan showing the 40 ft. x 200 ft. section being rezoned, (8) A legal description is needed for this area and (9) Give dimension for the drive off Cherry Street (at property line). Ms. DeVore seconded the motion and it carried with a vote of 9-0.

ANX-08-01: Schroer / Jewell Annexation – a request by Indusites Inc to annex property of 35.74 acres to the City of Columbus. The property is located on the west side of Interstate 65 north of State Road 58 in Wayne Township.

RZ-08-01: Schroer / Jewell Rezoning – a request by Indusites Inc to rezone a property of 35.74 acres from AG (Agriculture) to I-3 (Heavy Industrial). The property is located on the west side of Interstate 65 north of State Road 58 in Wayne Township.

Rae-Leigh Stark presented the staff information on this request.

Mr. Eric Meeks with E. R. Gray & Associates and Mark Pratt, President of Indusites represented the petitioner.

Mr. Pratt stated that the 35.74 acres is an extension of the development of Woodside Northwest. He stated this has been in the overall master plan from the beginning when they applied for rezoning and annexation last year.

Mr. Fisher asked if the property would gain access from International Drive. Mr. Pratt stated that is the plan.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Mr. Lang asked if this was approved, would there be an opportunity for the Plan Commission to look at the development plans since the access and roadway is not identified at this time.

Mr. Bergman stated if the property were platted the Plan Commission would review the plat of the development and decide if the plat should be approved.

Mr. Pratt stated that the access is on International Drive. He stated this parcel would connect to Woodside Northwest, which has already been platted.

Mr. Bergman stated that staff would recommend a favorable recommendation on the annexation be sent to City Council.

Motion: Mr. Haza made a motion to send a favorable recommendation on the annexation to the City Council for ANX-08-01. Mr. Hatter seconded the motion and it carried with a vote of 9-0.

Mr. Bergman stated that staff would recommend sending a favorable recommendation for the rezoning to the City Council with one condition: (1) the property will only gain access from International Drive in the Woodside Northwest Subdivision.

Motion: Mr. King made a motion to send a favorable recommendation to the City Council for RZ-08-01 including the following condition: (1) any non-agricultural use of the property shall gain access only from International Drive in the Woodside Northwest Major Subdivision. Ms. DeVore seconded the motion and it carried with a vote of 9-0.

RZ-08-02: Columbus Municipal Airport – a request by Columbus Municipal Airport to rezone a lot of 2.08 acres from SU-11 (Public Buildings and Uses) to B-5 (Highway Business). The property is located on the southwest corner of Arnold Street and Stewart Drive (south side of Arnold Street approximately 850 feet east of Andrews Street) in the City of Columbus.

Heather Pope presented the staff information on this request.

Mr. Ted Darnall with Crowder & Darnall and Rod Blasdel, Director of the Columbus Airport represented the petitioner.

Mr. Blasdel stated they are in the process of submitting a Planned Unit Development application for the airport to the Plan Commission. He stated if the application is approved this request will be appropriate for this site.

Mr. Blasdel stated that B-5 zoning was the closest that could be found for the intended use until they can get approval for the Planned Unit Development for the airport. He stated that all the uses in a B-5 would not be appropriate for the airport and would request a B-5 with conditions so that Starks Mechanical can locate at this site.

Mr. Bergman stated that the only zoning district in the City that would allow Starks Mechanical is B-5. He stated that given the list of things that are allowed in this zoning district this would not be the appropriate zoning for this site. Mr. Bergman stated that when the new Zoning Ordinance is adopted the use that is proposed would no longer be permitted in B-5 but in an I-2 zoning district. Mr. Bergman stated that when the airport applies for the Planned Unit Development zoning this would provide a new set of permitted uses and development standards for this property.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Mr. Bergman stated that staff would recommend sending a favorable recommendation to the City Council subject to the condition that it be limited to contractors and construction yards.

Motion: Mr. Lang made a motion to send a favorable recommendation to the City Council subject to the condition that it be limited to contractors and construction yards only. Mr. Hatter seconded the motion and it carried with a vote of 9-0.

PP-08-01 Spruce Ridge Major Subdivision – a request by Hickory Investors to create 4 lots totaling 35.179 acres. The property is located east of Goeller Boulevard and Goeller Court, south of Two Mile House Road, and west of Interstate 65 in the City of Columbus.

Rae-Leigh Stark presented the staff information on this request.

Mr. George Lukas with Landwater Group Inc. and Jeff Bush a member of Hickory Investors represented the petitioners.

Mr. Lukas stated the property is adjacent to property that is zoned R-7 (Multi-Family). He stated part of the zoning commitment was to provide two points of access. Mr. Lukas stated the purpose of the plat is to dedicate the right of way and provide those access points.

Mr. Fisher stated that this property has been considered before and relative to the access, points coming up from the INDOT property this is suppose to be a straight shot from Two Mile House Road into the site. Mr. Lukas stated that was correct. Mr. Fisher asked about access on Goeller Boulevard and he stated it would appear that Colorado Drive would also hook into Goeller Court.

Mr. Lucas stated that was correct and the intersection would be widened and improved, with a right turn lane and left turn lane dedicated and built along Goeller Road.

Mr. Ruble asked if they had analyzed the intersection site distance. Mr. Lukas stated yes. Mr. Ruble stated he had not had a change to review these documents and any approval would be contingent on the City Engineer's approval.

Mr. Fisher opened the meeting to the public.

Mr. Don Munger stated he was a resident of the Terrace Lake community and was representing 31 property owners around Terrace Lake. He stated that this piece of property is adjacent to the Terrace Lake dam. He stated the community spends a large amount of money on this dam and maintains the records of the inspections of the Department of Natural Resources. Mr. Munger said that the State Department of Natural Recourses has declared this a high hazard dam. He stated he wanted the petitioners to be aware of their development and how close it was to this dam.

Mr. Fisher closed the meeting to the public.

Mr. Bergman stated that the petitioners are working on providing the appropriate right of way for a road at the Spruce Ridge Drive coming off Two Mile House Road. He stated that solution

would include reaching a solution with INDOT to transfer the necessary property to the City of Columbus for use as right of way. He stated the Plan Commission is being asked to approve a subdivision involving property that the applicants do not control.

Mr. Bergman stated the petitioner is also asking for a modification from installing sidewalks at three specific locations in the proposed subdivision. He stated that the staff is supportive of granting a modification at two of the three locations.

Mr. Bush stated there is one person at INDOT to approve the request. He stated he was out of town and was not sure, when he would be back. Mr. Bush stated that he owns 75 feet of INDOT'S present entrance. He stated they did not build the entrance where they acquired the property. Mr. Bush stated that he wants to cooperate with INDOT, but they have a corner that he needs to use and two feet down the side of the property that is outside of their present fence. Mr. Bush stated he had to improve the intersection and that would help them. Mr. Bush stated if INDOT says no then he would have to come up with another solution.

Mr. Bergman stated that the property makes contact with Two Mile House Road at the turn around and because of that the Subdivision Control Ordinance would require sidewalks be constructed at that location and the applicants have asked for a modification from doing that. He stated staff would support that modification. He stated the property makes contact with Goeller Court and the applicants have asked for a modification not to install sidewalks that location and staff would agree with that. Mr. Bergman stated the third area that they have asked not to construct sidewalks along the entire length of the east side of the proposed Spruce Ridge Drive, and staff has some concerns. He stated if there is going to be a multi-family development constructed at that location those people should be given the opportunity to walk to the commercial area without having to cross the street. He stated staff would recommend the sidewalk be installed at this location.

Mr. Bush stated he wanted the people to cross the street at the south end and not walk them down to be dumped out in front of INDOT trucks coming in and out. He stated there is no place for them to go after they go across the street. Mr. Bush stated that this was the backside of the apartment complex and wanted to use the street as a separation point between single family residential and the multi-family units. He stated he did not want to encourage the single-family residents coming over into the apartments and did not want to encourage the apartment residents to enter the single-family area.

Mr. Bergman stated he did not see how a public sidewalk would control that one way or the other. He also indicated that this interaction should be encouraged, rather than discouraged.

Mr. Ruble stated he saw no reason why the sidewalk should not be installed on the east side of Spruce Ridge Drive.

Ms. DeVore asked how many units would be in the development. Mr. Bush stated there were 260 apartment units and 80 single-family homes. Ms. DeVore expressed concern about the additional traffic in the area.

Mr. Bergman stated that staff would recommend approval of this plat subject to the following conditions: (1) a written approval from INDOT be provided for future dedication of right of way to the City of Columbus, (2) Engineering approval of the site distance of the intersection of Goeller Boulevard and Colorado Drive (3) modification to exclude sidewalks from Goeller Court and Two

Mile House Road, but install the sidewalk on Spruce Ridge Drive.

Motion: Mr. Haza made a motion to approve this request with the following conditions: (1) The submission of a statement from INDOT which confirms their intent to convey right-of-way to the City of Columbus along the proposed Spruce Ridge Drive, (2) Engineering approval of site distance for the proposed intersection of Goeller Boulevard and Colorado Drive, (3) The correction of the acreage of lots 1 and 4 indicated which does not match the acreage totals found under the acreage table. (4) Approval of relief from sidewalks being installed on the Goeller Court and Two Mile House Road and (5) Sidewalks shall be installed along both sides of the Spruce Ridge Drive. Mr. Wetherald seconded the motion and it carried with a vote of 9-0.

DISCUSSION ITEMS

Appointment of an Alternate to the City Board of Zoning Appeals.

Motion: Mr. Fisher made a motion to appoint Mr. Dennis Crider to this position. Mr. Haza seconded the motion and it carried unanimously by voice vote.

Mr. Bergman stated it has been proposed to move the 2008 Annual Meeting of the City and County Plan Commissions meeting to October from March to discuss how the new Zoning Ordinance is functioning. The Plan Commission members agreed.

DIRECTOR'S REPORT

LIASION REPORT

ADJOURNMENT: 8:30 P.M.

David L. Fisher, President

Steven T. Ruble, Secretary